



TENNESSEE REAL ESTATE News-Journal

An Official Publication of the Tennessee Real Estate Commission

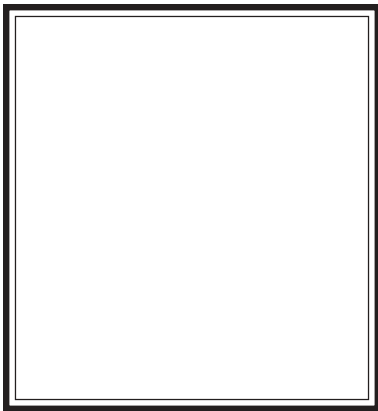
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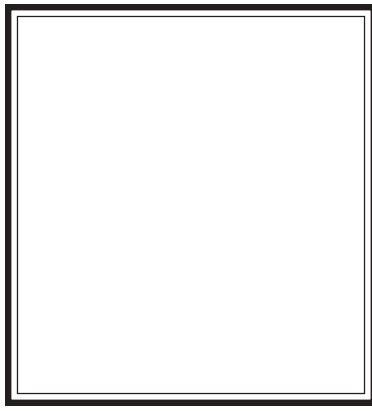
Commission Elects New Chair and Vice Chair for 2001-2002

At its July 2001 meeting the Commission elected Ted Koehner as Chairman for 2001-2002. He has served on the Commission since 1999 and also served on the Joint Task Force for Education in conjunction with the Tennessee Association of REALTORS.

Commissioner Koehner, a resident of Bristol, Tennessee, was appointed to the Commission by Governor Sundquist in 1999.



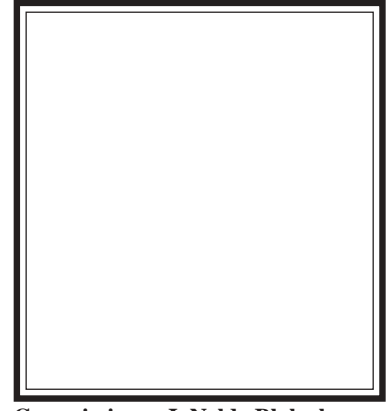
Commissioner Ted Koehner, Chair



Commissioner Frances Almany, Vice Chair

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Commissioner JoNelda Blalock

Commissioner Frances Almany was appointed to serve on the Commission in 1995 and was reappointed in 2000. As a resident of Hendersonville she was selected to fill one of the Middle Tennessee Commission positions. Commissioner Almany has also served on the Joint Task Force for Education.

Both Commissioners Koehner and Almany are dedicated to insuring that the public is well served and protected by both educating and regulating licensees. Their premise is that professional real estate practitioners will provide the high level services required by Tennessee's citizens.

TREC Seminars Canceled

Due to recent state travel restrictions, the 2001 TREC Seminars scheduled after July 27, 2001 were cancelled. The Commission and the administrative staff sincerely regret this happening, but the budget restrictions have eliminated travel monies both in state and out of state. Please see future editions of the News-Journal concerning possible seminars for 2002.

JoNelda Blalock Appointed Commissioner

Governor Sundquist appointed JoNelda Blalock of Sevierville to fill one of the two public member seats on the Real Estate Commission in July 2001. Commissioner Blalock, a graduate of the University of Tennessee, has taught in the Sevier County School System. Married to Sid Blalock and mother of three children, Commissioner Blalock is very

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JoNelda Blalock, Continued from Page 1
active in her East Tennessee community. She has volunteered with both the East Tennessee Heart Association and the Cancer Society. Currently she is a member of both the Knoxville Symphony League Board and the Dollywood Foundation Board.

Commissioner Blalock's extracurricular activities are many and include spending time with family, travel, reading, tennis, piano, attending sporting events and the symphony. She frankly states, "I enjoy about anything and have a lot of fun."

Both Commission Members and TREC staff are very pleased to have her on board. She has attended two Commission meetings and has actively entered into Commission decisions.

A Word About Mail

It has come to our attention that incoming mail to the Commission's office may take up to 10 days to be delivered to us. That is especially true for any mail that contains payment for a service. Once an individual places mail in the U.S. mail system, it arrives in Nashville at the U.S. Post Office and is delivered to the State Post Office. The State Post Office then sorts the mail and delivers it to the appropriate State Department's mail room. The Department of Commerce and Insurance mail room then opens all mail received and forwards correspondence without payments to the Commission's administrative

office. Mail that is received with payments for services is treated differently. The money must be processed and deposited before the mail can be released to the Commission's office. This multi step process results in mail not being processed in the Commission's office until all other procedures are accomplished.

Mail going out from the Commission is usually in the U.S. mail system within 24 hours of being completed in the Commission's office. Recently a batch of letters was sent from our office at 9:30 AM one morning and some of these letters were received by licensees in the next day's mail.

You can shorten the time of delivery to us by using a commercial carrier; however, if the correspondence contains a payment for service, that mail must be immediately taken to the department's cash office for processing the money and our records indicate that correspondence may be out of our office for two to three working days before it is returned in order for us to begin processing the request. Mail that is sent to us certified, return receipt requested, will result in your knowing it has been received, but will delay the processing time up to three working days.

The procedure for handling payments is required to insure a proper audit trail has been established to track money paid to the state. We hope you will take this information into consideration when you have initiated a request to the

Commission, especially when there is a payment for service required.

Is This An Education Year?

Kathy M. Riggs, Ph.D.
Director of Education

Almost on a daily basis I am asked "Is this an education year?" As Director of Education for the Real Estate Commission, you can imagine my answer to that question. It is--- "every year is an education year." Each year there are changes in laws, rules and policies concerning the real estate industry. These changes are often best learned and described in formal education sessions taught by instructors who have studied the changes and who try to explain them using situations and examples. I am well aware that education for this licensing period need not be finished until **November 1, 2002**, but as an educator, I cannot help but feel that annual updates are necessary to best serve clients and make real estate professionals aware of new information that will both help them succeed and keep them out of harms way.

Now for the quiz, "Is this an education year?"

You must present your File Id/License Number at every education session. Several TREC approved education providers are already sending attendance information electronically and this can only be uploaded to your file if we have your number.

DISCIPLINARY ACTION

JULY 2001

**COLDWELL BANKER
SEGROVES NELSON
REAL ESTATE
Lic. No. F229783
Shelbyville, TN**

Principal Broker Harold Segroves consented to pay a civil penalty of \$1000.00 for failure to disburse or interplead earnest money in a proper manner without unreasonable delay.

**CHARLES W. BREWER
Lic. No. AF278624
GILLIAN J. BREWER
Lic. No. PB241882
Bristol, VA**

Respondents consented to pay civil penalties of \$1000.00 each for failure to disclose a prior criminal conviction.

**ARTHUR L. CREECH
Lic. No. BR256791
Maryville, TN**

Mr. Creech's license was revoked after complaints revealed he (1) acted for the firm with which he was affiliated without authorization to do so and (2) failed to release earnest money as instructed.

**OAK HAVEN RESORT
Lic. NO. F255329
Sevierville, TN**

Principal Broker Chuck B. McCarter agreed to pay a \$1000.00 civil penalty, be on probation one year, provide the Commission with quarterly reports about the escrow account and fully fund the escrow

account after an audit of the firm revealed a deficit in the escrow account.

**ELEANOR H. RODGERS
Lic. No. AF2217
Nashville, TN**

Ms. Rodgers agreed to pay a \$1000.00 civil penalty after an audit of her firm revealed she had not timely renewed her real estate license and had practiced unlicensed for a period of four months.

**SHIRLEY ZEITLIN &
CO. REALTORS
Lic. No. F58989
SHIRLEY ZEITLIN
Lic. No. PB4925
Nashville, TN**

Principal Broker Shirley Zeitlin agreed to pay a civil penalty of \$1000.00 for allowing an individual to practice on an expired license for four months.

**KING COTTON AUCTION COMPANY
Unlicensed
Brownsville, TN**

William J. Brummett agreed to pay a civil penalty of \$500.00 for auctioning real property without a firm real estate license.

**WILLIAM J.
BRUMMETT, JR
Lic. No. BR211452
Bells, TN**

Mr. Brummett agreed to pay a civil penalty of \$350.00 after it was determined he accepted a commission for the performance of a real estate auction from someone other than his

Principal Broker.

**SOUTHLAND REALTY
CORP.
Lic. No F250448
TERRY A. LYNCH
Lic. No. PB15798**

Principal Broker Terry Lynch agreed to pay a civil penalty of \$250.00 for allowing an unlicensed individual to provide services which require a real estate license.

**WALDEN REALTY
Lic. No. F25144
Knoxville, TN**

Principal Broker Anthony Edwards agreed to pay a civil penalty of \$250.00 for failure to report a firm address change in a timely manner.

**FRENCH CLAYTON
JOHNSON & ASSOC.
Lic. No. F220802
Nashville, TN**

Principal Broker J. Thomas Patterson agreed to pay a civil penalty of \$2500.00 for allowing an individual to work in the capacity of a real estate agent without being properly licensed to do so.

AUGUST 2001

**ANTHONY V. CORTEZ
Lic. No. AF264791
LaVergne, TN**

Mr. Cortez agreed to pay a civil penalty of \$250.00 for failure to place firm name and firm phone number in an advertisement.

Continued on Page 4

CRAIG FELDNER
Lic.No. AF277367
Franklin, TN

Mr. Feldner agreed to pay a civil penalty of \$250.00 for failure to place firm name and firm phone number in an advertisement.

TONY NEILL AUC-
TIONS
Unlicensed
Morris Chapel, TN

Tony Neill agreed to pay a civil penalty of \$500.00 for auctioning real property without being properly licensed to do so.

JANE C. MORGAN
Lic. No. AF275329
Nashville, TN

Ms. Morgan agreed to pay a civil penalty of \$1000.00 for allowing her license to expire and continuing to perform duties which require a real estate license.

LARRY G. WHALEY
Lic. No. PB230423
VALLEY REALTY
Lic. No. F244168
Sevierville, TN

Larry Whaley's and Valley Realty's licenses were revoked after an audit revealed a deficit in the firm's escrow account and complaints revealed failure to timely disburse rental proceeds and failure to timely return earnest money.

JULIE S. STALLINGS
Lic. No. AF278079
Franklin, TN

Ms. Stallings agreed to pay a civil penalty of \$250.00 for failing to complete the necessary administrative measures to

transfer her license from one firm to another.

ARELLO to Meet in Memphis in October

The Association of Real Estate License Law Officials' (ARELLO) annual meeting will be held in Memphis October 13-16, 2001 at the Marriott Downtown and the Memphis Cook Convention Center. ARELLO members from across the United States, Canada and Australia will convene and attend formal presentations and forums to share regulatory information.

The program includes sessions for Commission members, investigators, educators, attorneys and administrators. The keynote addresses will be presented by Charles Dahlheimer of North American Consulting and Martin Edwards, NAR president-elect.

Both Commissioners and administrative staff of the Tennessee Real Estate Commission will be actively involved in assisting ARELLO staff members in making this meeting a great success.

New Affiliates Beware

Affiliate licensees who have not completed the Course for New Affiliates by their 18th month licensure anniversary date will have their licenses terminated for failure to meet post licensing requirements. This action will take place based

on a policy established by the Commission in 2000 and referenced in an earlier edition of the News-Journal. This course is required to be taken during the first year of licensure. There is a six (6) month extension with penalties accruing at \$100 a month after the first year of licensure. After (18) eighteen months without completion of the Course for New Affiliates the license will be placed in a license terminated status and that individual cannot provide any services which require a real estate license.

New Brokers Beware

Brokers licensed on or after January 1, 2001 are required to complete 120 hours of education within the first three years after the broker license is awarded. If the hours are not completed by the third anniversary of obtaining the broker license, the licensee will be unable to renew that license at the end of the licensing period.

Brokers who are unable to meet this requirement should either resit for and successfully complete the broker exam to begin the cycle again, or downgrade to an affiliate licensee.

**The Next Renewal
 Deadline Date for
 Paying Fees,
 Completing
 Education and
 Purchasing E&O
 Insurance is 11/01/
 02.**

Commission Seeks Information from Licensees

It is the Commission's goal to provide good service on a timely basis. Your information will be helpful to us. Please take a moment to let us know how we are doing.

Have you contacted our office lately? If so,
How did we do?

Service	Poor	Good	Excellent
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Phone	___	___	___
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In Person	___	___	___
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Follow up	___	___	___
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Comments/Suggestions _____

Education: It is difficult for us to monitor the quality of all the courses available. Please let us know about a course(s) you have attended during the past year.

Course Name _____

Instructor(s) _____

Place Taken _____

Rating: (Circle One) Poor Good Excellent

Comments/Suggestions _____

If you would like for us to contact you about our service, please complete the following:

Name _____

Day Time Phone _____

Thank you for your time and attention.

Please mail to:

Tennessee Real Estate Commission
500 James Robertson Parkway, Suite 180
Nashville, TN 37243-1151

Or Fax to: 615-741-0313

Tennessee Real Estate Commission

500 James Robertson Parkway, Suite 180
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Editor-in-Chief: BRUCE E. LYNN,
Executive Director

Editor: KATHY M. RIGGS, PH.D.,
Education Director

**The Commissioners
invite all licensees to
attend their meetings.
The last meeting for
2001 is scheduled to
be held in Nashville,
in Room 160 of the
Davy Crockett
Building, 500 James
Robertson Parkway
on November 7 and 8.**

"The Tennessee Department of Commerce and Insurance is committed to principles of equal opportunity, equal access, and affirmative action." Contract the EEO Coordinator or ADA Coordinator (615) 741-0480, for TDD 615-741-7190



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